

**Office of Economic Development  
Economic Development Advisory Board  
MEETING MINUTES**

**Date:** June 7, 2011: **Time:** 7:30 A.M.

**MEMBERS PRESENT**

Rich Adams  
Terry Benelli  
Jim LeCheminant  
Dan Olson  
Steve Parker  
Jeff Pitcher  
Jo Wilson  
Steve Wood

**EX-OFFICIO**

Mayor Scott Smith (excused)  
Chris Brady (excused)  
Brian Campbell  
Jeff Crockett  
Steve Shope  
Peter Sterling

**STAFF PRESENT**

Betsy Adams  
William Jabjiniak  
Shea Joachim  
Mike James  
Jeff McVay  
Patrick Murphy  
Jodi Sorrell  
John Wesley

**MEMBERS ABSENT**

Terry Benelli (excused)  
Jared Langkilde (excused)

**GUESTS**

Lisa Procknow  
M.B. Finnerty

**1. Chair's Call To Order**

Chair Jeff Crockett called the June 7, 2011 meeting of the Economic Development Advisory Board to order at 7:32 A.M. at the City of Mesa Council Chambers, Lower Level, 57 E. 1<sup>st</sup> Street, Mesa, AZ 85201.

**2. Items from Citizens Present**

None.

**3. Approval of Minutes from May 3, 2011 board meeting.**

Chair Crockett called for a motion to approve the minutes from the meeting held on May 3, 2011.

**MOTION:** Rich Adams moved that the minutes from May 3, 2011 be approved as written.

**SECOND:** Steve Wood

**DECISION:** Passed unanimously.

**4. Recommendations and Election of EDAB Chair and Vice-Chair**

After consideration of all Board members to elect a Chair and Vice-Chair for the Economic Development Advisory Board, a motion was made.

**MOTION:** Mr. Dan Olson moved that the current Chair Jeff Crockett and Vice-Chair Rich Adams continue for the 2011/2012 year.  
**SECOND:** Jeff Pitcher  
**DECISION:** Passed unanimously.

#### **5. Recognition of Departing Members**

Chair Crockett gave recognition and thanks to the departing board members. Mr. Jim LeCheminant served six (6) years on the Board with one (1) year as Vice-Chair and two (2) years as the Chair. Mr. Jared Langkilde served three (3) years on the Board.

Mr. William Jabjiniak thanked them for their years of service and presented a token of appreciation.

#### **6. Discuss and Consider a Recommendation Regarding a Proposed Member on the Implementing Local Redevelopment Authority**

Mr. Jabjiniak provided an update on the process to become an Implementing LRA. An Implementing LRA must be formed in order to acquire the AFRL.

An Implementing LRA must have: the Authority to implement the Reuse Plan; membership that is publicly appointed and has the legal authority to accept conveyance of BRAC property; and sufficient financing or the ability to acquire such financing to carry out the LRA's economic development objectives.

The City Attorney's Office is developing the necessary document (s) that will create the Implementing LRA.

After discussion it was decided to recommend the appointment of a board member to the Implementing Local Redevelopment Authority a motion was made.

**MOTION:** Vice-Chair Adams moved that EDAB propose and recommend Mr. Brian Campbell be appointed as a member of the Implementing Local Redevelopment Authority.  
**SECOND:** Jeff Pitcher  
**DECISION:** Passed unanimously.

#### **7. Discuss and Consider a Recommendation Regarding the Membership of the Accelerator Committee**

Mr. Jabjiniak explained that Vice-Mayor Scott Somers and Mr. Shea Joachim, in partnership with ASU Poly, have been working on laying the groundwork for getting an accelerator started at ASU Poly campus. The timing is right to form an Accelerator Sub-Committee to assist with moving things forward.

After consideration and discussion by all Board members a motion was made to accept the suggested recommendations of appointing Steve Shope, Peter Sterling, Jeff Pitcher, Bob Pothier and Mitzi Montoya to serve on the Accelerator Sub-committee.

**MOTION:** Mrs. Jo Wilson moved that the Economic Development Advisory Board approve and accept the recommendations which are; Mr. Steve Shope will be Chair along with appointed members Mr. Peter Sterling, Mr. Jeff Pitcher, Mr. Bob Pothier and Dr. Mitzi Montoya be appointed to the Accelerator Sub-Committee. Mr. Joachim shall be the staff liaison for the sub-committee.

**SECOND:** Steve Wood

**DECISION:** Passed unanimously.

#### **8. Light Rail 30% Design Update**

Ms. Lisa Procknow and M.B. Finnerty gave a presentation on the 30% Design completion for the Metro Light Rail.

The Conceptual Development process includes incorporating art and architecture specifically customized to enhance Mesa.

The next steps for the project are: Public review of the final Environmental Assessment completed by June 2011; Initiate real estate acquisition the summer of 2011; 60% design completion in the fall 2011; 90% design completion early 2012; Anticipated federal funding approval the spring of 2012; Initiate utility relocation in the spring of 2012.

The construction will begin 2013 through 2015 with the Pre-operation and Start up in 2015 to 2016; however all the dates are approximate for the project schedule.

Mr. Campbell encouraged Metro Valley to be proactive and accelerate the outreach programs to the businesses prior to and during the construction phases.

Chair Crockett suggested that EDAB write and provide a letter offering support/assistance to the businesses during the construction phases. He also suggested inviting the business owners to an EDAB meeting sometime in the fall, along with Metro, to review some of the programs available.

#### **9. Presentation on the Central Main Street Plan**

Mr. Jeff McVay explained the reason for the Central Main Street Plan is to plan for the extension of the light rail; address Council Strategic Initiatives; time for new plan for the downtown area. The Plan is funded by the Energy and Environment Stimulus Grant.

The Plan Objectives are:

- Leverage public investment in light rail by facilitating redevelopment into mixed-use, higher intensity, transit oriented development pattern
- Enhance economic potential
- Create an identifiable sense of place
- Incorporate and improve sustainability practices
- Facilitate transition from new development to existing neighborhoods
- Identify capital improvements needed for redevelopment
- Utilize stakeholders to help create and implement the Plan

The Plans boundaries are; Downtown; Gilbert and Main Street; Fraser/Sherwood area; and Temple/Pioneer Park area.

Mr. Mike James commented that a \$75mil grant was requested to assist in the LRT extension and has remained in the Federal budget. Mesa's LRT development is the only LRT development in the country right now.

Mr. Brian Campbell encouraged Metro to be pro-active to the businesses during construction and to accelerate the programs. He also commented that the Plan did not appear to be consistent with other work initiatives and economic development initiatives.

Chair Crockett again suggested the businesses be invited to a fall meeting including Metro with the purpose of informing the businesses of the programs available to assist them.

Mr. John Wesley and Mr. McVay asked for comments/suggestions from EDAB for the final draft.

Chair Crockett thanked Mr. Wesley and Mr. McVay for the presentation and opportunity to provide input; however he suggested that more time be given in order to study the Plan and make informative comments/suggestions. He appointed a Main Street Plan Subcommittee chaired by Rich Adams with other members including Dan Olson, Peter Sterling and Steve Shope to study the Plan and provide comments and/or suggestions.

#### **10. Director's Report**

Mr. Jabjiniak announced a Local Redevelopment Authority (LRA) meeting will be held on Thursday, June 23, 2011 following the scheduled City Council Study Session. The selection of a Property Management firm has been determined; however a contract has not been finalized. He explained the next step is in forming the Implementing LRA which will be addressed during the June 23rd LRA meeting.

He provided an update regarding the Cubs Project. A Request for Qualifications (RFQ) for a Design Professional has closed and the Design-team has been chosen. Populous from Kansas City, Missouri has been chosen as the architect along with Hunt Construction Company as the contractor.

The Cubs Development and Facility Use Agreements are still being negotiated.

Also announced was a City Council Economic Development Committee meeting chaired by Vice-Mayor Scott Somers held on May 23rd. Presentations and discussions were on the Foreign Trade Zone, Business Accelerator and the Central Main Street Plan.

It was noted more interest is being generated in the Foreign Trade Zone (FTZ) at Phoenix-Mesa Gateway Airport.

ASU announced a groundbreaking event on June 21st for a new dining room, dorms and recreation center. If EDAB members are interested in attending please RSVP to Mr. Jabjiniak by June 15, 2011.

Mr. Jabjiniak thanked all EDAB members for all their hard work and service to the community.

#### **11. GPEC Update**

Mr. Campbell announced that Michele Rider was leaving GPEC for a new position as CEO of Westmarc. Westmarc advocates for economic development in the West Valley.

GPEC went to Verona, Italy in early May. The goal was to make contacts with Italian solar companies looking to expand into the U.S. markets.

He commented that a meeting was held on June 6th at ASU regarding the AFRL. It was led by Mayor Smith with General Gary North and General (ret.) William Harris. The meeting focused on the AFRL and was very productive.

#### **12. Other Business**

Mrs. Jo Wilson announced MCC Downtown completed the purchase of the 1<sup>st</sup> and 2<sup>nd</sup> Floor of their current building on Centennial Way.

Chair Crockett reminded the EDAB members of the next meeting scheduled for July has been canceled. The next regular meeting is scheduled on August 2, 2011 and will be a tour of the new EVIT facility at 6625 S. Power Road. Details will be provided closer to the August date.

#### **13. Adjournment**

Chair Crockett adjourned the meeting at 9:10 a.m.

Submitted By:

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William J. Jabjiniak  
Economic Development Department Director  
(Prepared by Betsy Adams)